

**J & G  
WILSON**

Crosskeys, Powmill, FK14 7NW.

A 3 bedroom cottage (former coaching inn) with lovely gardens. Offers over £390,000.





## Particulars of Sale

**Crook of Devon 2 miles, Dollar 5 miles, M90 7 miles, Kinross 8 miles, Dunfermline 11 miles, Stirling 16 miles, Perth 23 miles & Edinburgh 32 miles.**

**A character detached 3 bedroom cottage in excellent condition with stunning rear gardens, a large driveway and a double garage.**

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### PARTICULARS OF SALE

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#### SITUATION

Powmill is a popular village setting with a local shop, village hall, play park and local bus services. Crook of Devon is nearby with amenities including a village shop / Post Office for every day needs, village hall, church and pub.

The surrounding countryside is very attractive and there are some lovely walks. Muckhart is also nearby with amenities including a golf course (27 holes), village tea room and pub.

The school catchments are Fossoway Primary in Crook of Devon and Kinross High School. Both schools enjoy an excellent reputation.

Kinross is only a short journey away and offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline.

The extensive amenities of Dunfermline, Stirling and Perth are accessible and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



## DESCRIPTION

A period detached cottage (formerly a coaching inn dating from circa 1780) with accommodation extending to 1,312 square feet (122 sq m). The property enjoys stunning professionally designed gardens, a large mono block driveway and a detached double garage.

The design on offer includes a reception hall, a spacious lounge with a log burning stove, a fitted kitchen open plan to a sitting room / dining room, a rear conservatory, an upper landing, 3 excellent bedrooms, a large principal bathroom and a shower room.

The specification includes a gas (LPG) central heating system, double glazing and a good range of in-built storage space.

There is a detached double garage which measures 19'2 (5.8m) x 17'3 (5.3m). The garage has a light and power supply.

The rear gardens are south and west facing mainly in grass with lovely well stocked flower beds. The gardens are fully enclosed, private and south facing. The summerhouse will be included in the sale.

Viewing is strongly recommended.

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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302.

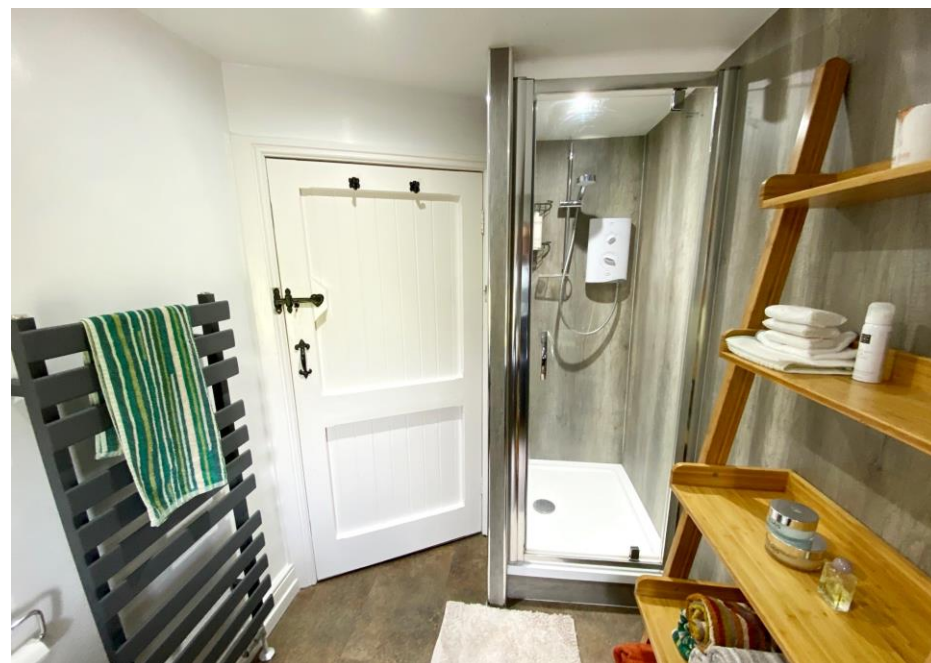
[contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**COUNCIL TAX** The property is Band E.

**ENERGY RATING** The property is rated as E(48).

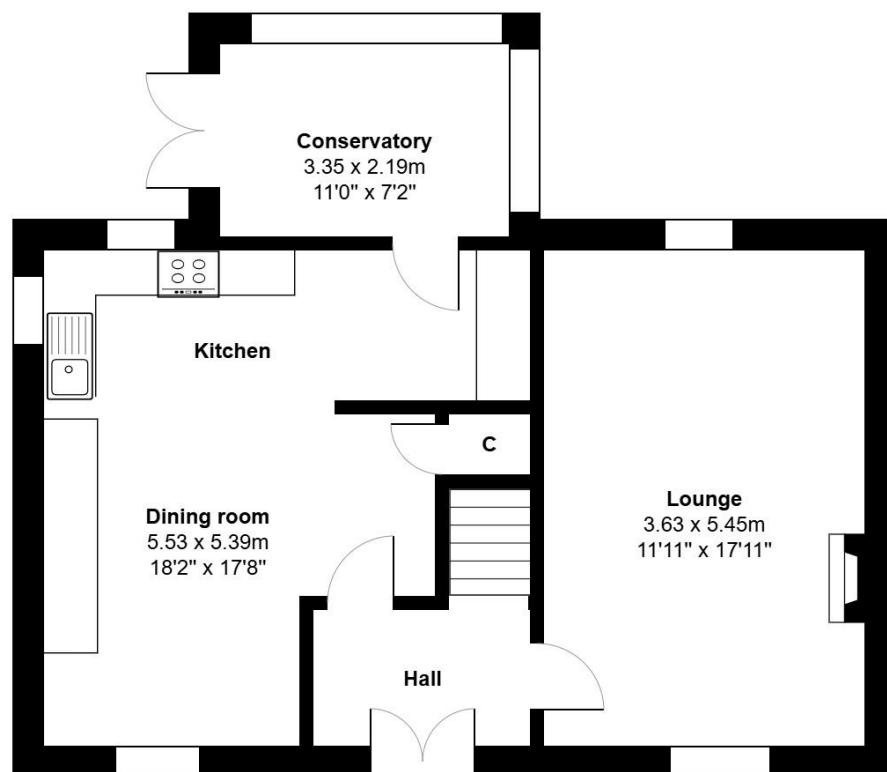
Particulars prepared July 2025.



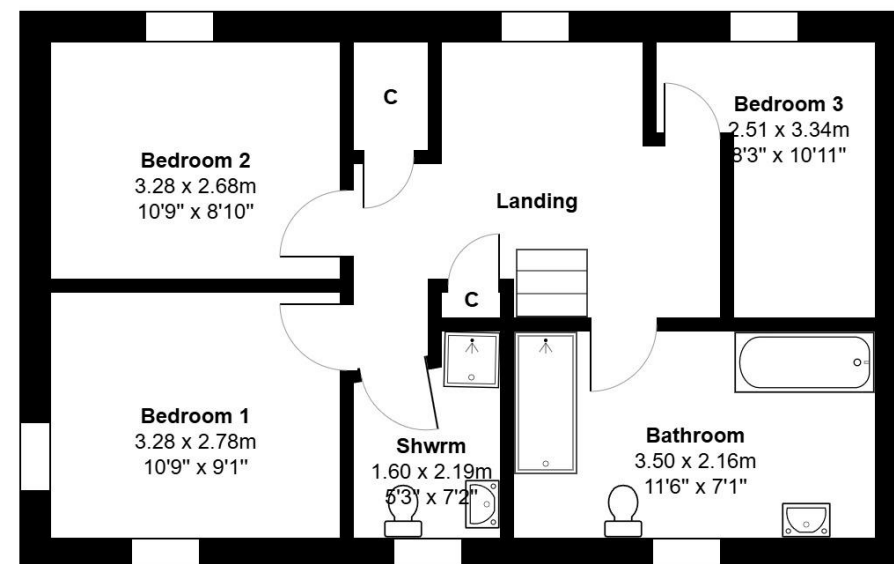


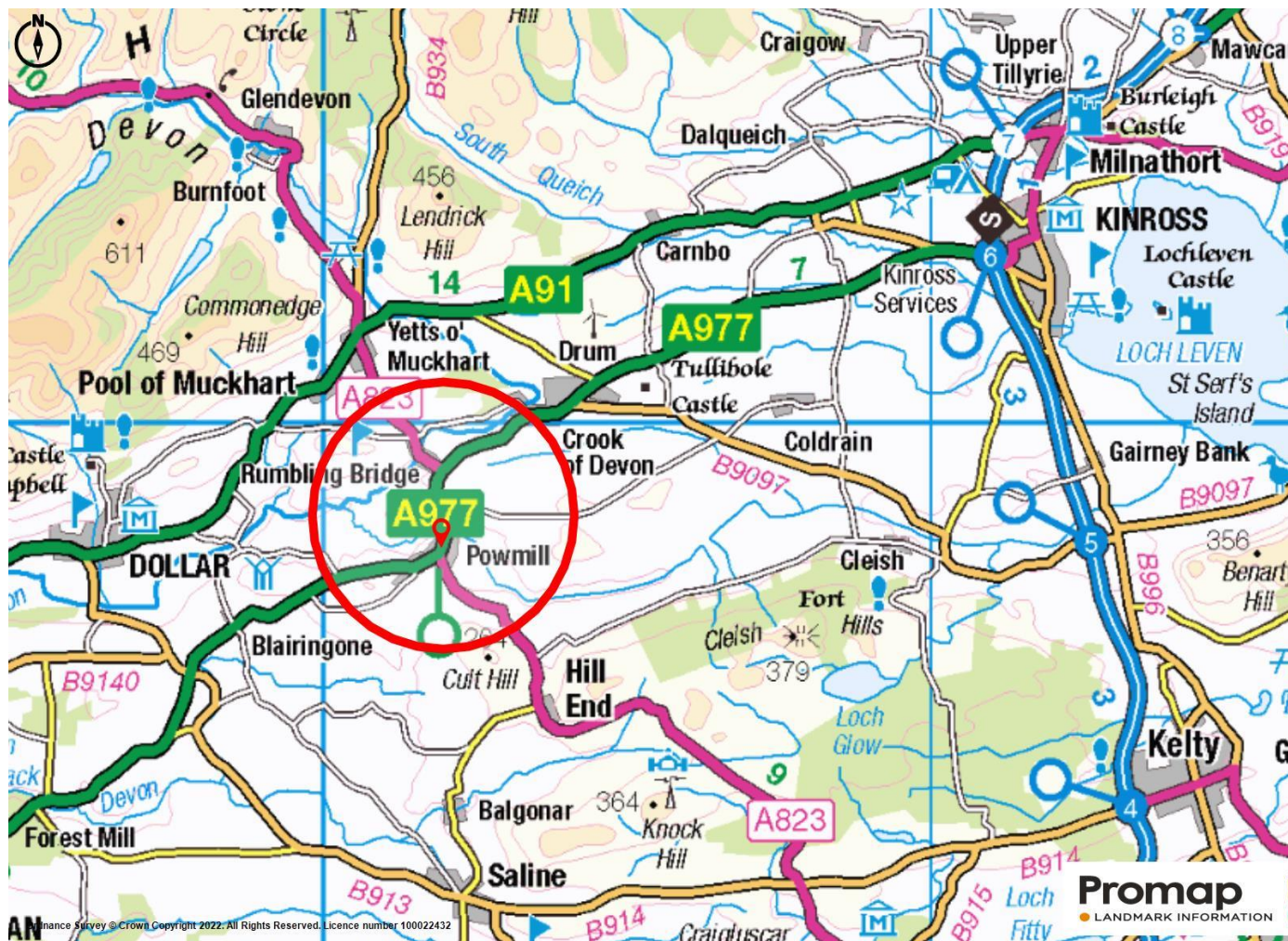






Crosskeys,  
Powmill,  
FK14 7NW.  
(Not to scale).





#### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

#### Selling Agents

J & G Wilson  
18 High Street  
Kinross  
KY13 8AN

T: 01577 862302

E: [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

[www.jgwilson.co.uk](http://www.jgwilson.co.uk)